

ONETEN GROUP · MOISTURE SURVEY AND INSPECTION

SAMPLE ROOF SURVEY & INSPECTION

NORTHLINE COMMERCE CENTER, BUILDING 4

Fictional light-industrial building. The readings, the map, the inspection findings, and the dollar ranges are demo data for this page. The moisture survey is the door-opener. The inspection is the rest of the condition record.

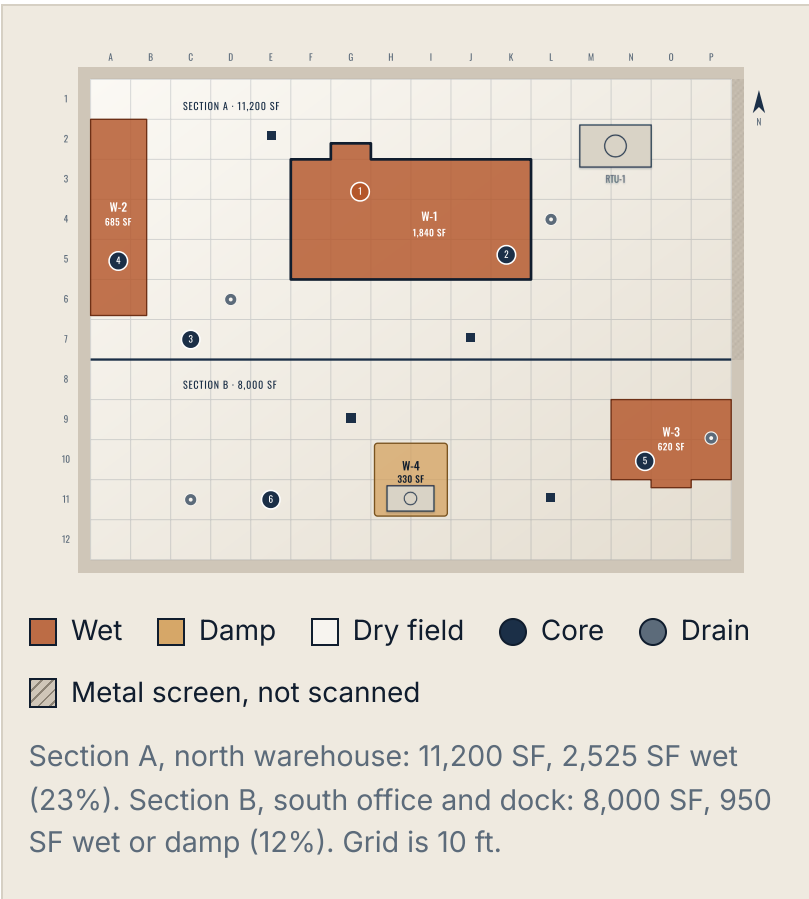
SAMPLE-2026-004 Survey date October 14, 2026 19,200 SF white TPO 6 cores

10 findings Condition score 64

One record for the owner and the contractor. OneTen writes it. The contractor prices the work and builds it. We are not the contractor.

DECISION SUMMARY

WHERE IT IS WET, AND THE CALL.



18% WET
— 3,475 OF 19,200 SF

WRITTEN CALL

REPAIR + COAT

The wet insulation is in four defined areas. The inspection found local defects — an open seam, pulled flashing, a weeping drain, punctures, and closed blisters — and the dry field membrane is still sound. The deck can stay, so the wet areas come

Overhead plan, drawn for this sample. Not a photograph, and not a survey of a real roof.

out, those details get repaired, and the whole field is coated.

64 FAIR · OF 100



The field can stay if the wet insulation comes out and the listed details are repaired. The score would be lower if the deck or the dry membrane were failing. They are not.

Verified by 6 cores: four in the wet areas or on their edge, two dry controls. W-4, the damp halo, was not cored on its own. It is still in the repair quantity.

OPTIONS

WHAT THE OWNER CAN COMPARE.

The contractor prices the option the building actually buys. These four are the comparison on this record. Repair + Coat is the written call.

Illustrative owner ranges — not a bid. Your contractor prices from this record. The brackets below are order-of-magnitude installed costs for a straightforward U.S. commercial low-slope roof, so an owner can see the scale. They are demo figures for this fictional roof. OneTen does not price the work.

COMPARISON

COAT

\$75,000–\$135,000

about \$4–\$7 / SF

- 0 SF removed
- 19,200 SF coated

Coats the field, leaves 3,475 SF of wet insulation in place, and does not repair the open details. The record does not support stopping there.

WRITTEN CALL

REPAIR + COAT

\$120,000–\$210,000

about \$6–\$11 / SF of this roof

- 3,475 SF removed and replaced
- 19,200 SF coated

Wet insulation comes out, including the damp halo at RTU-2. The inspection details are in this same scope. The dry field stays, and the whole roof is coated.

COMPARISON

RECOVER

\$155,000–\$270,000

about \$8–\$14 / SF

- 3,475 SF of wet insulation removed
- 19,200 SF new membrane

A new membrane after the wet areas come out. The right comparison when the membrane itself is used up. Here the dry field membrane is still sound.

COMPARISON

REPLACE

\$270,000–\$420,000

about \$14–\$22 / SF

- 19,200 SF torn off
- New system, to the deck

A new roof. The right comparison when the deck or most of the insulation is done. Here the deck is sound and 82% of the insulation is dry.

High-cost cities, open deck repair, and a code-triggered insulation upgrade land toward the high end. A simple warehouse can land toward the low end. A recover or a replacement is where that code upgrade usually shows up. The contractor confirms it on the real job. Nothing here is an allowance OneTen adds on.

COAT Under about 10% wet, and the membrane is sound.	REPAIR + COAT About 10–25% wet, in defined areas. Membrane and deck still sound.
RECOVER Moisture is widespread, or the membrane is used up, and the deck can stay.	REPLACE Most of the insulation is wet, or the deck is done.

This roof is 18% wet, in four areas. Section A is 23% wet only because W-1 and W-2 sit there. The other 8,675 SF of Section A read dry, and core C-3 agrees. That is why the call is Repair + Coat, not Recover. The guide is how this demo was called. It is not a code section.

WHAT THIS MEANS FOR THE BUDGET.

The illustrative range for the written call is about \$120,000 to \$210,000. That is a bracket for planning, not a price. Your contractor's bid is the number that gets built.

Coat-only looks smaller and leaves wet insulation under a new coating.

Replacement is the number to set beside this if the question is "what would a new roof cost." This record does not call for a new roof.

Left as it is, the dry field can keep working while the wet areas spread. This sample does not put a year-count on an unrepaired wet area. After the wet insulation is replaced and a coating goes down, owners commonly plan that kind of system on a 10- to 15-year maintenance horizon. The coating manufacturer and the contractor set any warranty. OneTen does not.

Same pages. Give this record to the contractor with the budget conversation. The quantities they price are the wet-area schedule and the inspection findings.

IF YOU FOLLOW THE CALL

THIS SEASON

Repair 3,475 SF and coat the field. The contractor prices it from the schedule and the cores.

YEAR 1

The contractor walks the new coating and the tie-ins at the repaired areas.

YEAR 3

Scan the old wet boundaries again. This sample assumes that check, not a new full report, unless the readings move.

YEAR 5

Look at drains, flashings, and coating wear before anyone talks about the next coat.

WET-AREA SCHEDULE.

This is the tear-out takeoff. Severity is Wet, Damp, or Dry. Coordinates are the 10 ft grid on the plan.

AREA	SECTION	SF	SEVERITY	GRID	TAKEOFF
W-1	A · North field	1,840	WET	F3–K5, plus G2	Remove and replace
W-2	A · West parapet	685	WET	A2–B6	Remove and replace
W-3	B · East drain	620	WET	N9–P10, plus O11	Remove and replace
W-4	B · RTU-2 curb	330	DAMP	H10–I11	Include with the repair
—	Balance of roof	15,725	DRY	—	Coat. Do not tear off.
Repair quantity		3,475	W-1 through W-4		
Roof total		19,200	3,475 SF repair + 15,725 SF coat in place		

Also on the plan: RTU-1, dry, grid M2. RTU-2 inside W-4. Drains D-1 at L4, D-2 at D6, and D-4 at C11 are dry. D-3 at O10 is inside W-3. Four small squares are vents and one exhaust, all in the dry field. The hatched east wall of Section A is a metal equipment screen, inspected visually and left out of the scan and out of the square footage. Inspection findings F-1 through F-10 use this same grid.

DEFECTS, WORKMANSHIP, AND DAMAGE.

A full visual inspection of the same roof, logged as details the contractor can price. These sit beside the moisture map. They protect the bid: the coating is not asked to cover an open seam or a weeping drain, and the owner has the same list. OneTen writes the list. The contractor prices it and builds it. Nothing here is a judgment on the crew that built the roof. It is what is on the roof today.

The call stays Repair + Coat. The findings are local. Five are priced with the wet-area repairs (F-1 through F-5). Three are patches on dry membrane before the coat (F-6, F-7, F-9). F-8 is an earlier repair to coat over if the bond holds. F-10 is west coping, about 40 LF, outside the wet square footage. The dry field membrane is still sound, and the deck can stay, so this is not a replacement.

The illustrative Repair + Coat range includes these details. It is still a demo bracket, not a bid.

ID	KIND	WHERE	FINDING	TAKEOFF
F-1	WORKMANSHIP	A · H4-I5 · edge of W-1	Open field seam, about 8 LF. The weld is open and the sheet is lifted.	Reweld or strip in 8 LF with the W-1 repair. Do not coat over it.
F-2	DAMAGE	A · G3-J4 · inside W-1	Ponding wear. TPO crazed and thinned in the standing-water low.	Comes out with the W-1 remove-and-replace. Do not coat this low in place.
F-3	WORKMANSHIP	A · A3-A6 · along W-2	Base flashing pulled from the wall, about 22 LF at the termination.	New base flashing and termination bar, 22 LF, with the W-2 repair.
F-4	DEFECT	B · O10 · D-3 inside W-3	Drain clamp weeping. Ring loose at the seal. Same note as core C-5.	Reset the ring and replace the seal with the W-3 repair. Do not coat over it.
F-5	WORKMANSHIP	B · I10 · RTU-2 inside W-4	Curb corner split, about 4 in., and cracked sealant at the counterflashing.	Re-flash the corner and reseal, with the W-4 repair.
F-6	DAMAGE	B · F9 and G8 · dry field	Two punctures, each under 1 in. Insulation under them scanned dry.	Patch both before the field coat. Not in the 3,475 SF tear-out.

ID	KIND	WHERE	FINDING	TAKEOFF
F-7	DEFECT	A · C4, D5, E6 · dry field	Three closed blisters, about 6–10 in., no open edge. Nearby core C-3 was dry.	Cut out and patch all three before coating. Not a tear-off.
F-8	PRIOR REPAIR	L3 near RTU- 1 · K8 in B	Two earlier patches. Edges still tight. Field around them scanned dry.	Coat over if the contractor confirms the bond. Does not change the call.
F-9	WORKMANSHIP	B · G9 · exhaust curb	Cracked boot at the exhaust penetration. Field around it scanned dry.	Replace the boot or reseal before the field coat.
F-10	DEFECT	West coping · A1–A4	Open coping joints and fasteners backing out, about 40 LF. East screen and south edge metal are tight.	Reseal joints and reset fasteners, 40 LF. Outside the wet square footage.

CORES

CORE LOG.

Six cores, top to bottom. Pin figures are the field readings logged as each core was opened. Samples were bagged for ASTM C1616 gravimetric moisture. This demo publishes the pin readings. A live report includes the lab sheet. Select a numbered core on the plan to open its card.

Wet layer Damp or trace Dry

C-1 · W-1 CENTER

Grid I4 · Wet confirmed

60-mil white TPO

Surface dry

1/2 in. gypsum cover board	19% wet
Polyiso, top 2 in.	24% wet
Polyiso, bottom 2 in.	16% wet

22-ga steel deck. Dry. No rust.

Dec

94

C-2 · EDGE OF W-1

Grid K5 · Boundary

60-mil white TPO

Surface dry

1/2 in. gypsum cover board	9% damp
Polyiso, top 2 in.	7% damp
Polyiso, bottom 2 in.	3% trace

22-ga steel deck. Dry. No rust. This is the edge of the repair, not a place to stop short.

Dec

66

C-3 · DRY CONTROL

Dec
7

Section A · Grid C7

60-mil white TPO	Dry
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1/2 in. gypsum cover board	<1%
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Polyiso, top 2 in.	<1%
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Polyiso, bottom 2 in.	<1%
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22-ga steel deck. Dry. No rust. The scan was calibrated on this area at the start of the day.

C-4 · INSIDE W-2

Dec
88

Grid A4 · Wet confirmed

60-mil white TPO	Surface dry
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1/2 in. gypsum cover board	22% wet
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Polyiso, top 2 in.	18% wet
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Polyiso, bottom 2 in.	8% damp
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22-ga steel deck. Light surface rust on the flute. No section loss and no daylight. Not a reason to replace the roof.

C-5 · INSIDE W-3

Dec
73

Grid O10 · Wet confirmed

60-mil white TPO	Surface dry
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1/2 in. gypsum cover board	14% wet
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Polyiso, top 2 in.	12% wet
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Polyiso, bottom 2 in.	5% damp
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22-ga steel deck. Dry. No rust. The drain clamping ring at D-3 was weeping. That weep is finding F-4. The repair includes the basin and the clamp, not a coating over them.

C-6 · DRY CONTROL

Dec
5

Section B · Grid E11

60-mil white TPO	Dry
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1/2 in. gypsum cover board	<1%
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Polyiso, top 2 in.	<1%
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Polyiso, bottom 2 in.	<1%
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22-ga steel deck. Dry. No rust. W-4, nearby, stayed in the 40s on the scanner and was not opened as its own core.

Dec readings of 73 and higher matched wet insulation in C-1, C-4, and C-5. Dec 66 at the edge of W-1 matched the damp boundary in C-2. Dec 7 and Dec 5 matched the dry controls. The shaded plan follows those cores, not the raw scanner trace alone. On this calibration, readings under about 20 were dry, the 40s were damp, and the 70s and above were wet.



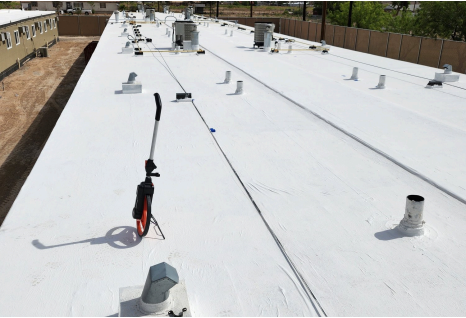
ADHESION TEST

Done to make sure a coating can be applied to the existing surface. Not this fictional building.



PIN CHECK

How a core in this sample was read as it was opened.



WHITE FIELD

The kind of low-slope roof this sample describes. Not this building.

Moisture survey equipment: [Tramex](#)

The three photos are from OneTen job files and Tramex, used here so the sample has a face. They are not photographs of Northline Commerce Center. There is no such building.

PROOF

HOW THE ROOF WAS READ.

ASSEMBLY AND METHOD

BUILDING

Northline Commerce Center, Building 4.
Fictional.

USE

Light industrial warehouse with a south office.

ROOF

19,200 SF. Section A 11,200 SF. Section B 8,000 SF.

MEMBRANE

White 60-mil reinforced TPO, fully adhered, about 14 years. No black EPDM.

COVER BOARD

1/2 in. gypsum.

INSULATION

SURVEY CONDITIONS

DATE

October 14, 2026

ON THE ROOF

7:50 a.m. to 1:25 p.m.

WEATHER

Clear, 62–68°F, wind under 10 mph.

SURFACE

Dry at the start.

LAST RAIN

October 11, 2026, 0.35 in., about 70 hours earlier.

BELOW THE ROOF

Ordinary warehouse heat. No cold process under the wet zones that would mimic a wet reading.

4 in. polyiso in two 2 in. layers. Glass facer.
No foil in the cores.

DECK

22-ga steel. Sound, except light surface rust at C-4.

DRAINAGE

Four internal drains. Slope about 1/4 in. per ft, with a low at W-1.

METHOD

Non-destructive impedance survey aligned with ASTM D7954, using a professional roof moisture scanner in the Tramex Dec Scanner class, on a relative 0–100 scale.

INSPECTION

Full visual inspection of the field, seams, flashings, curbs, penetrations, drains, prior repairs, and edge metal. Ten findings, each with a grid location and a takeoff. Copping and the equipment screen were inspected and kept out of the wet percentage.

CORES

Cut for ASTM C1616. Each core was pin-checked as it was opened, with a Tramex-style resistance probe.

GRID

10 ft, both directions. Seams, the west parapet, and the area under a lifted walkway pad were scanned on their own. The pad area was dry and is in the dry total.

CALIBRATION

Scale set on a known-dry area at the start of the day, the spot later cored as C-3, and

LIMITATIONS

This method does not read black EPDM, metal roofs, or foil-faced insulation and foil-faced cover boards. This sample is white TPO over glass-faced polyiso, which the method can read. Where a roof cannot be scanned, including many metal systems, the inspection and the cores still lead the written recommendation.

The moisture survey says where the assembly is wet. It does not, by itself, name every way water got in. The inspection logs the open details we could see, including the seam at W-1 and the weeping clamp at D-3. It does not claim those are the only paths.

The inspection is a visual review from the roof that day. It is not a structural report and not a manufacturer's warranty inspection.

Copping, vertical metal, and the equipment screen on the east wall of Section A were looked at and left out of the impedance grid and out of the wet percentage.

The readings are that day. A repair changes them.

checked again at midday.

OneTen is not the instrument maker. A live report names the meter used that day. This page does not claim a specific meter as OneTen's property.

The dollar ranges are illustrative demo brackets. They are not a bid, an appraisal, or a warranty.

The building is fictional. Do not file this page with a real claim, sale, or spec.

THE SHARED RECORD.

One page to put with the building file, a warranty conversation, insurance, or a sale, and to hand to the contractor with the schedule. Owner and contractor are reading the same call.

64	REPAIR + COAT		
	Northline Commerce Center, Building 4 · Sample · October 14, 2026		
WET	CONDITION	REPAIR QUANTITY	THEN COAT
18% · 3,475 of 19,200 SF	64 / 100 · Fair	3,475 SF remove and replace	19,200 SF
ILLUSTRATIVE RANGE	CORES	INSPECTION	DECK
\$120,000– \$210,000	6 · ASTM D7954 and C1616	10 findings to price with the call	Sound. Light surface rust at one core.
WHO PRICES IT			
The contractor. Not OneTen.			

Demonstration only. A live report is signed by the person who ran the survey. OneTen Group Inc. writes the record and is not the contractor. Illustrative owner ranges — not a bid. Your contractor prices from this record.

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